

IN RE: PETITIONS FOR SPECIAL HEARING, \* BEFORE THE  
SPECIAL EXCEPTION & VARIANCE  
E/S North Point Rd., 153 ft. S of \* ZONING COMMISSIONER  
c/l Lodge Farm Road  
7500 North Point Road \* OF BALTIMORE COUNTY  
15th Election District  
7th Councilmanic District \* Case No. 95 471-SHXA  
North Point Edgemere Volunteer  
Fire Dept., Inc., Petitioner \*

\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing, Special Exception and Variance for the property located at 7500 North Point Road in eastern Baltimore County. The Petition is filed by the North Point/Edgemere Volunteer Fire Department, Inc., property owner. Special Hearing relief is requested to amend the approval/Order in case No. 2725-S for the volunteer fire company or fire house to allow an expansion of the existing facility and to approve the current site plan, in absence of a site plan from that case. Relief in that case was granted on October 14, 1953. Special Exception relief is requested to approve the current site plan for a volunteer fire department or fire house on the subject property. Several variances are sought. They include variances from:

- (1) Section 232.2.B of the Baltimore County Zoning Regulations (BCZR) to allow a 6.7 ft. side yard setback in lieu of the required 10 ft.,
- (2) Section 409.4 to allow driveways with direct access to parking spaces in lieu of the required aisles,
- (3) Section 409.8.A.2 to allow a gravel and grass parking area in lieu of the required dustless durable surface; and,
- (4) Section 409.8.A.6 to not require striping the parking lot.

All of the subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 2, the plat to accompany the Petitions for Special Hearing, Special Exception and Variances.

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

12/24/95  
M. H. H. H. H.

Appearing at the requisite public hearing held for this case was Chief Albert Palcher of the North Point/Edgemere Volunteer Fire Department. Also present was Steven K. Broyles, P.E., who prepared the site plan marked as Petitioner's Exhibit No. 2. The Petitioner was represented by Norman R. Stone, Jr., Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject property is 2.000 acres in net area and is zoned B.L. The property is located in the North Point/Edgemere section of Baltimore County. Immediately to the north of the site is the Sparrows Point High School and Middle School. To the south of the site is a shopping center. Several residences face the site across North Point Road.

The property has been owned by the North Point/Edgemere Volunteer Fire Department, Inc. for many years. Apparently, it was purchased by that organization in the early 1950s. In October of 1953, zoning relief was granted for the construction of a fire hall. The building was constructed shortly thereafter and the property has been used in this manner since that time. Further testimony offered was that the volunteer fire company has outgrown the building area. It was noted, for example, during fund raisers that much of the emergency equipment had to be moved outside to provide indoor space for functions and fund raisers. Moreover, some of the newer emergency equipment which the company wishes to acquire will not fit in the old building. The present building is 6.7 ft. from the side property line, thus technically in need of a zoning variance, even if no improvements are contemplated.

Nonetheless, the Petitioner proposes constructing an addition to the side of the building. An area for fund raising/catering hall will be added as well as an additional bay to house newer and modern emergency equip-

ORDER RECEIVED FOR FILING

Date

By

7/24/95  
M. H. Hark

RECEIVED

ment. The addition, size and placement are all as shown on the site plan. When completed, the rectangular building will be 81 ft. in depth by 99 ft. in width.

A sufficient number of parking spaces to comply with the regulations are proposed. Some of the spaces are shown on the macadam portion of the lot towards the front and side of the building. However, the rear of the building will be improved with an additional parking area. That parking area will be lawn and some will be gravel. Chief Palcher and Mr. Stone indicated that traffic visiting the site at present already parks in the rear of the building. The same parking arrangement will be continued. Moreover, the company has the permission of its neighbors to utilize the shopping center parking lot and the adjacent vacant lot to park. Parking does not seem to be a problem.

The Petitioner's proposed addition enjoys the overwhelming support of the community. As noted above, there were no Protestants present and numerous letters were submitted in support of the Petition. It is clear that the fire company provides a valuable service to this community. Moreover, it is clear that the use does not adversely impact the surrounding neighborhood in any manner. It is to be particularly noted that the proposed expansion will not, in any way, alter the use of the property, merely provide the property owner with additional building area.

For all of these reasons, as set forth above, I am persuaded to grant the Petitions for Special Hearing and Special Exception. It is clear that the existing and proposed use is permitted by special exception and will not be adverse to the surrounding locale. I am persuaded that the Petitioner has satisfied all standards set forth in Section 502.1 of the BCZR.

The variances should also be granted. The side yard setback variance, as noted above, is actually needed for the existing building, as well as

ORDER GRANTED FOR THE  
DATE 7/24/95 BY M. G. G. G.

the proposed addition. The proposed addition will retain a consistent building line with the same distance from the side property line. The parking variances are, likewise, justified. In this respect, it is of note that the property lies within the Chesapeake Bay Critical Area. Environmental regulations suggest a minimal amount of impervious surface to reduce runoff. Construction of a durable and dustless surface is contrary to these environmental concerns.

Based on the unique nature of this property and for the reasons set forth above, I am persuaded that the Petitioner has complied with the variance standards set forth in Section 307.1 of the BCZR and the case law. Thus, the variances shall also be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24<sup>th</sup> day of July, 1995, that, pursuant to the Petition for Special Hearing, approval to amend the Order in case No. 2725-S for the volunteer fire company or fire house to allow an expansion of the existing facility and to approve the current site plan, be and is hereby GRANTED: and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval of the current site plan for a volunteer fire department or fire house on the subject property, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 232.2.B of the Baltimore County Zoning Regulations (BCZR) to allow a 6.7 ft. side yard setback in lieu of the required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4 to allow driveways with direct access to parking spaces in lieu of the required aisles, be and is hereby GRANTED; and,

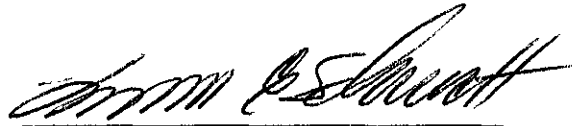
7/24/95  
M. Hark

IT IS FURTHER ORDERED that a variance from Section 409.8.A.2 to allow a gravel and grass parking area in lieu of the required dustless durable surface, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.6 to not require striping the parking lot, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated July 7, 1995.



LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 7/24/95  
By M. Nash

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 21, 1995

Norman R. Stone, Esquire  
6909 Dunmanway  
Baltimore, Maryland 21222

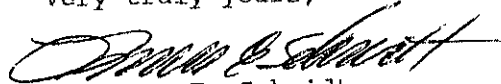
RE: Petitions for Special Hearing, Special Exception and Zoning  
Variance  
Case No. 95-471-SPHXA  
Property: 7500 North Point Road  
North Point/Edgemere Volunteer Fire Dept., Inc., Petitioner

Dear Mr. Stone:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Hearing, Special Exception and Zoning Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn

att.

cc: Mr. Albert Palcher, Chief, North Point/Edgemere Vol. Fire Dept. Inc.



RECEIVED

# 466



# Petition for Variance

to the Zoning Commissioner of Baltimore County

95-471-SPHA

for the property located at 7500 North Point Road

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 232.2.b to allow a 6.7' side yard in lieu of the required 10', 409.4 to allow driveways with direct access to parking spaces in lieu of required aisles, 409.8.A.2 to allow a gravel and grass parking area in lieu of the required dustless durable surface and 409.8.A.6 to not require striping the parking lot. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

There are practical difficulties in providing: a 10' side yard because the existing building has a 6.7' side yard, handicapped spaces adjacent to the proposed building with separate aisles, paved parking because it is in the Chesapeake Bay Critical Area and striping a gravel parking lot. To not grant the variances would prohibit the project and be a hardship to the owner

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s): North Point Edgemere Volunteer Fire Department, Inc.

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

~~Alfred~~ Alfred Palcher, Chief, CHANDERSON  
(Type or Print Name)

City

State

Zipcode

Signature

7500 North Point Road

Attorney for Petitioner:

Address

Phone No.

Norman R. Stone Jr.

Baltimore, Maryland

(Type or Print Name)

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Signature

Steven K. Broyles P.E.

6909 Dunmanway (410) 288-5270

Name 4972 Ilchester Road

Ellicott City, Md. 21043 747-5500

Baltimore, Maryland 21222

Address

Phone No.

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MICROFILMED



# Petition for Special Hearing

95-471-SRHH

## to the Zoning Commissioner of Baltimore County

for the property located at 7500 North Point Road  
which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amending Zoning Case Number 2725-S for Volunteer Fire Company or Fire House to allow a expansion of the existing catering hall and fire house and to approve the current site plan in absence of site plan from Zoning Case 2725-S, granted on October 14, 1953.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Norman R. Stone Jr.

(Type or Print Name)

Signature

6809 Dunmanway (410) 288-5270  
Baltimore, Maryland 21222

City State Zipcode

Legal Owner(s):

North Point Edgemere  
Volunteer Fire Department, Inc.

(Type or Print Name)

Signature

ALFRED  
Alfred Palcher, Chief, CHAIRPERSON  
(Type or Print Name)

Signature

7500 North Point Road

Address

Phone No.

Baltimore, Maryland

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Steven K. Broyles P.E.

Name

4972 Ilchester Road

Ellicott City, Md. 21043 747-5500

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: mtk

DATE 6/16/95



MICROFILMED





# 466



# Petition for Special Exception

95-471-SPH RA

## to the Zoning Commissioner of Baltimore County

for the property located at 7500 North Point Road

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A volunteer fire department or fire house and catering hall and to approve the current site plan in absence of site plan from Zoning Case 2725-S, granted on October 14, 1953.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Norman R. Stone Jr.

(Type or Print Name)

Signature

6909 Dunmanway (410) 288-5270

Address Phone No.  
Baltimore, Maryland 21222

City State Zipcode

Legal Owner(s):

North Point Edgemere  
Volunteer Fire Department, Inc.

(Type or Print Name)

Signature

ALBERT  
Alfred Palcher, Chief, CHAIRPERSON

(Type or Print Name)

Signature

7500 North Point Road

Address Phone No. 21219

Baltimore, Maryland 21043

City State Zipcode

Name, Address and phone number of representative to be contacted,

Steven K. Broyles P.E.

Name 4972 Ilchester Road

Ellicott City, Md. 21043 747-5500

Address Phone No.

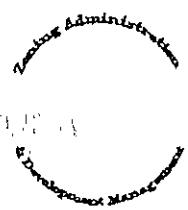
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing 1 hr

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 6/16/95





95-471-SRH/A  
**BROYLES, HAYES AND ASSOCIATES, INC.**

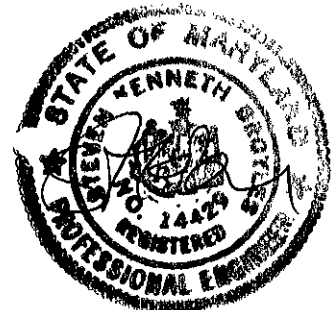
Engineers • Land Planners • Surveyors  
4972 ILCHESTER ROAD • ELlicOTT CITY, MD 21043-6838  
PHONE (410) 747-5500 • FAX (410) 747-2952

**ZONING DESCRIPTION OF 7500 NORTH POINT ROAD  
NORTH POINT EDGEMERE VOLUNTEER FIRE DEPARTMENT, INC.**

JUNE 6, 1995

BEGINNING for the same at a point on the east side of North Point Road right-of-way 40' wide, at a distance of 153'± south of the center line of Lodge Farm Road right-of-way 30' wide, thence running and binding on the easter side of said North Point Road right-of-way

1. south 21 degrees 51 minutes east 150.00 feet to a point, thence leaving said road and running for the three following courses, viz:
2. north 67 degrees 22 minutes east 580.84 feet,
3. north 21 degrees 51 minutes west 150.00 feet,
4. south 67 degrees 22 minutes west 580.84 feet, to the point of beginning. Containing 2.00 acres more or less as recorded in the Land records of Baltimore County in Deed Liber 2170, folio 157. Also Known as 7500 North Point Road and located in the 15th Election District. This description does not constitute a boundary or field survey and is only for the purposes of a zoning hearing.



# 466

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-471-SP 11A

District: 15th Date of Posting: 7/2/95  
Posted for: Special Hearing, Variance & Spec. Exemption  
Petitioner: N. P.D. Vol. Fire Dept.  
Location of property: 7520 N. P.D., F/S  
Location of Signs: Along roadway, on property, being erected  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 7/7/95  
Signature  
Number of Signs: 1



## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-471-SPHA  
(Item 466)

7500 North Point Road  
E/S North Point Road, 153'  
S of c/l Lodge Farm Road  
15th Election District  
7th Councilmanic

Legal Owner(s):

North Point Edgemere  
Volunteer Fire Department,  
Inc.

Hearing: Thursday,

July 20, 1995 at 9:00  
a.m. in Rm. 118, Old  
Courthouse.

Special Hearing to approve  
amending zoning case  
#2725-S for volunteer fire com-  
pany or fire house to allow an  
expansion of the existing cater-

ing hall and fire house and to  
approve the current site plan in  
absence of site plan from  
zoning case #2725-S. Special  
Exception for a volunteer fire  
department or fire house and  
catering hall and to approve the  
current site plan in absence of  
site plan from zoning case  
#2725-S. Variance to allow a  
6.7-foot side yard in lieu of the  
required 10 feet; to allow drive-  
ways with direct access to park-  
ing spaces in lieu of the re-  
quired aisles; to allow a gravel  
and grass parking area in lieu  
of the required dustless and  
durable surface; and to not re-  
quire striping the parking lot.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the file and/or hearing, Please  
Call 887-3391.

6/370 June 29.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on 6/29, 1995.

THE JEFFERSONIAN,

A. Henrichson  
LEGAL AD. - TOWSON

~~Publication~~

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

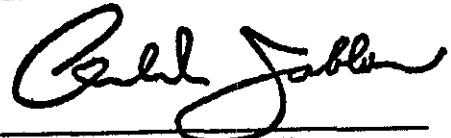
Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 466

Petitioner: North Point Edgemere Volunteer Fire Dept, Inc.

Location: 7500 North Point Rd

PLEASE FORWARD ADVERTISING BILL TO: - If applicable

NAME: Norman Stone, Jr.

ADDRESS: 6909 Dunmanway

Bn 140. MD 21222

PHONE NUMBER: (410) 288-5270

TO: PUTUXENT PUBLISHING COMPANY  
June 29, 1995 Issue - Jeffersonian

Please forward billing to:

Norman R. Stone, Jr., Esq.  
6909 Dunmanway  
Baltimore, MD 21222  
288-5270

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-471-SPHA (Item 466)  
7500 North Point Road  
E/S North Point Road, 153' S of c/l Lodge Farm Road  
15th Election District - 7th Councilmanic  
Legal Owner(s): North Point Edgemere Volunteer Fire Department, Inc.  
HEARING: THURSDAY, JULY 20, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve amending zoning case #2725-S for volunteer fire company or fire house to allow an expansion of the existing catering hall and fire house and to approve the current site plan in absence of site plan from zoning case #2725-S.

Special Exception for a volunteer fire department or fire house and catering hall and to approve the current site plan in absence of site plan from zoning case #2725-S.

Variance to allow a 6.7-foot side yard in lieu of the required 10 feet; to allow driveways with direct access to parking spaces in lieu of the required aisles; to allow a gravel and grass parking area in lieu of the required dustless and durable surface; and to not require striping the parking lot.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 22, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-471-SPHA (Item 466)  
7500 North Point Road  
E/S North Point Road, 153' S of c/l Lodge Farm Road  
15th Election District - 7th Councilmanic  
Legal Owner(s): North Point Edgemere Volunteer Fire Department, Inc.  
HEARING: THURSDAY, JULY 20, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve amending zoning case #2725-S for volunteer fire company or fire house to allow an expansion of the existing catering hall and fire house and to approve the current site plan in absence of site plan from zoning case #2725-S.

Special Exception for a volunteer fire department or fire house and catering hall and to approve the current site plan in absence of site plan from zoning case #2725-S.

Variance to allow a 6.7-foot side yard in lieu of the required 10 feet; to allow driveways with direct access to parking spaces in lieu of the required aisles; to allow a gravel and grass parking area in lieu of the required dustless and durable surface; and to not require striping the parking lot.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director  
Department of Permits and Development Management

cc: North Point Edgemere Volunteer Fire Department, Inc.  
Steven K. Broyles, P.E.  
Norman R. Stone, Jr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



000000000000

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 13, 1995

Norman R. Stone, Esquire  
6909 Dunmanway  
Baltimore, Maryland 21222

RE: Item No.: 466  
Case No.: 95-471-SPHA  
Petitioner: N. Point Edgemere  
Volunteer Fire Dept.

Dear Mr. Stone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)







**Maryland Department of Transportation  
State Highway Administration**

O James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

6-26-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 466 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

RECEIVED

JUN 28 1995

My telephone number is \_\_\_\_\_  
COUNTY \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
July 7, 1995

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #466 - North Point-Edgemere VFD, Inc.  
7500 North Point Road  
Zoning Advisory Committee Meeting of June 26, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Redevelopment of the property which is in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) shall use Best Management Practices (BMP's) which reduce pollutant loadings by 10% of the on-site level prior to redevelopment.

JLP:KK:sp

c: Mr. Albert Palcher, Chief  
North Point-Edgemere VFD  
7500 North Point Road  
Baltimore, MD 21219

NORTHPT/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 26, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 7500 North Point Rd.

INFORMATION:

Item Number: 466

Petitioner: North Point Edgemere Volunteer Fire Dept

Property Size: \_\_\_\_\_

Zoning: BL

Requested Action: Special Hearing

Hearing Date:     /    /    

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the requested special hearing, staff defers to the position of the Department of Environmental Protection and Resource Management regarding the appropriateness of the applicant's request.

Prepared by: Jeffrey W. Lind

Division Chief: John J. Deller

PK/JL

RECORDED

**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

DATE: June 16, 1995

TO: File

FROM: Mitchell J. Kellman  
Planner II, PDM

SUBJECT: Item #466  
7500 North Point Road

Petitioner is a volunteer fire company and is, therefore, exempt from fees. There is no receipt in the file.

MJK:scj

2000000000

# **PETITION PROBLEMS**

## **AGENDA OF JUNE 26, 1995**

### **#451 --- MJK**

1. No legal owner listed on petition form.
2. No address or telephone number for protestants.
3. Zoning listed on petition form does not agree with zoning on front of folder (D.R.-5.5 on petition form; D.R.-5.5, D.R.-10.5, D.R.-16, O-2 listed on folder).

### **#452 --- JLL**

1. Petitioner's copy of receipt is still in folder.

### **#454 --- RT**

1. No special hearing fee charged to amend the FDP.
2. Need attorney.

### **#455 --- MJK**

1. No telephone number for legal owner.

### **#456 --- JRA**

1. No telephone number for legal owner.
2. No councilmanic district on folder.

### **#457 --- MJK**

1. No telephone number for legal owner.

### **#459 --- MJK**

1. Need title of persons signing for legal owner.
2. No telephone number or address for representative to be contacted.

**#461 --- JLL**

1. No review information on bottom of petition forms.
2. No practical difficulty or hardship listed on variance petition.

**#465 --- CAM**

1. No review information on bottom of petition form.
2. No item number on petition form.
3. No legal owner signature, typed name, address, or telephone number.
4. No name or telephone number of representative to be contacted.

**#466 --- MJK**

1. No telephone number for legal owner.

ENCLOSURE

FOR  
STEVE  
BROYLES  
Effective: 21 Oct. 88

PARKING REQUIREMENTS FOR USES  
NOT ENUMERATED UNDER SECTION 409 B.C.Z.R.

Under the authority of Section 409.6.A. the following guidelines have been formulated so that this matter can be handled consistently.

409.6.A. GENERAL REQUIREMENTS - THE STANDARDS SET FORTH BELOW SHALL APPLY IN ALL ZONES UNLESS OTHERWISE NOTED. Where the required number of off-street parking spaces is not set forth for a particular type of use, the Zoning Commissioner shall determine the basis of the number of spaces to be provided. When the number of spaces calculated in accordance with this subsection results in a number containing a fraction, the required number of spaces shall be the next highest whole number.

VOLUNTEER FIRE COMPANIES

Section 409.6 Required Number of Parking Spaces does not specifically list Volunteer Fire Company & Hall; because it is in fact several different uses; each of which have different intensities of parking requirements.

In addition to the site plan, a scaled drawing showing the square footage and interior layout of the various uses within the building should be submitted including the following calculations:

TYPE OF USE	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES
HALL - that area of the facility which is actually devoted to seating, eating, dancing, drinking and other similar public entertainment uses	20 per 1,000 square feet of gross floor area
ANCILLARY HALL USES - including but not limited to small meeting rooms, rest rooms, coat rooms, kitchen, storage, foyers, hallways and entrance areas	3.3 per 1,000 square feet of gross floor area
FIRE HOUSE - including but not limited to apparatus bays, sleeping, training, rest rooms, kitchens, office, storage, foyers, hallways and entrance areas	3.3 per 1,000 square feet of gross floor area

# 466



# BROYLES, HAYES AND ASSOCIATES, INC.

*Engineers • Land Planners • Surveyors*

4972 ILCHESTER ROAD • ELLICOTT CITY, MD 21043-6838

PHONE (410) 747-5500 • FAX (410) 747-2952

June 7, 1995

Mr. Arnold E. Jablon, Director  
Office of Zoning Administration and Development Management  
Office Of Planning & Zoning  
Baltimore County Government  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Zoning Special Hearing, Special Exception & Variance  
North Point Edgemere Volunteer Fire Department, Inc.  
7500 North Point Road  
7712 sf Addition To Existing Engine House and Hall

## STATEMENT OF JUSTIFICATION

We are requesting a Zoning Special Hearing and or a Zoning Special Exception and necessary Zoning Variances, on behalf of North Point Edgemere Volunteer Fire Department, Inc.

We are requesting a Zoning Special Hearing to amend Case number 2725-S for a Volunteer Fire Company or Fire House to allow expansion of the existing fire house and catering hall and to approve the current site plan in absence of a site plan from Zoning Case 2725-S granted on October 14, 1953. We are also requesting a Zoning Special Exception for a volunteer fire engine house and catering hall and to approve the current site plan in absence of a site plan from Zoning Case 2725-S granted on October 14, 1953.

The proposed 7712 square feet addition is to relocate the hall, provide handicapped access to the new facility, provide two new engine bays which would be taller to accommodate new equipment and provide offices and a member lounge.

The American Disabilities Act which became effective July 1992 requires that all business or public facilities provide access to developmentally disabled individuals. The proposed expansion would construct a new hall and engine bay with barrier free access and a handicapped accessible route to handicapped parking spaces, a public necessity that this facility does not have at this time. The existing hall utilizes the existing engine bays and the trucks are parked out on the lot during functions, a burdensome task that creates logistical problems during emergency calls. This inconvenience is necessary for the fire department to raise funds to provide essential protection to the public at large.

MICROFILMED

# 466



June 6, 1995

Mr. Arnold Jablon

North Point Edgemere Volunteer Fire Department, Inc.

Page 2

The Zoning Variances being requested are from:

1. Section 232.3.b to allow a 6.7' side yard in lieu of the required 10' side yard adjacent to DR 5.5 zoned property. There is a practical difficulty in the location of the existing building with a existing 6.7' side yard, which the addition must connect to. In order to provide a structure of adequate size and provide adequate ingress and egress the existing 6.7' side yard must be maintained. The adjacent property at this side yard is Sparrows High School and the school building is 126' north of the fire department property line.

2. Section 409.4 to allow vehicular travel ways in off street parking facilities with direct access to five handicapped parking spaces along the east or rear of the building in lieu of theses spaces having aisles of there own. There is a practical difficulty in not having these spaces enter from the travel way. The proposed building is 50' away from existing accessory structures on the site this allows just enough space to have one row of parking spaces 18' long, a 22' wide aisle and a 6' set back from the building.

Strict enforcement of this regulation would eliminate all of the handicapped spaces and the accessible route which is required by BOCA and ANSI Codes and would be a hardship to the operation of the fire company.

3. Section 409.8.A.2 to allow a washed gravel and existing grass parking area in lieu of the required dustless durable surface. There is a practical difficulty since this site lies in the Chesapeake Bay Critical Area Protection Zone. This variance is being requested to reduce impervious surfaces in the spirit intent of Chesapeake Bay Critical Area Regulations. The proposed site has 14.40% impervious surface and is in a Chesapeake Bay Critical Area Intensely Development Area Zone. Baltimore County Council Bill 32-88 requires that the post development keystone pollutant loading be reduced to 10% less than the existing condition. If the entire parking area was paved this pollutant reduction would be impossible on this site. The grass area parking is normally for hall events and is not a intensive daily activity. The grass parking area is primarily a Woodstown soil which is a sandy deep moderately well drained soil and suitable for light parking of passenger cars. Furthermore North Point Edgemere V.F.D. has a successful history of using this area for parking and a annual carnival since the 1950's.

Strict enforcement of this regulation would eliminate all but five of the required parking spaces which would be a hardship to the operation of the fire company since the expansion would not be allowed or feasible.

MICROFILMED

June 6, 1995

Mr. Arnold Jablon

North Point Edgemere Volunteer Fire Department, Inc.

Page 3

Zoning Variances Continued

4. Section 409.8.A.6 to not require striping of parking spaces. There is a practical difficulty in striping a gravel or grass parking lot. This section requires that stripping shall be maintained so as to remain visible.

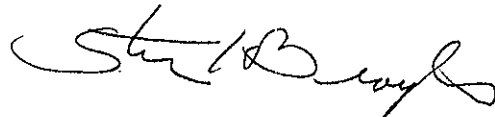
Strict enforcement of this regulation would be impossible with a gravel or turf parking lot and would be a hardship to the operation of the fire company.

This addition will allow the North Point Edgemere Volunteer Fire Department to better serve the community at large and enhances their ability to raise funds and provide a public meeting place. The complexion and use of this site will remain unchanged. The existing meeting hall is being relocated into the new addition with two engine bays and a crew lounge. This project will not be allowed to take place with out granting this special hearing and variances.

Granting this special hearing and variances would be within the spirit and intent of the Baltimore County Zoning Regulations.

Thank you for your consideration in this matter. If you have any questions, please feel contact me.

Very truly yours,



Steven K. Broyles, P.E.

SKB:amb

jobs1995\npvfzon1.req

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

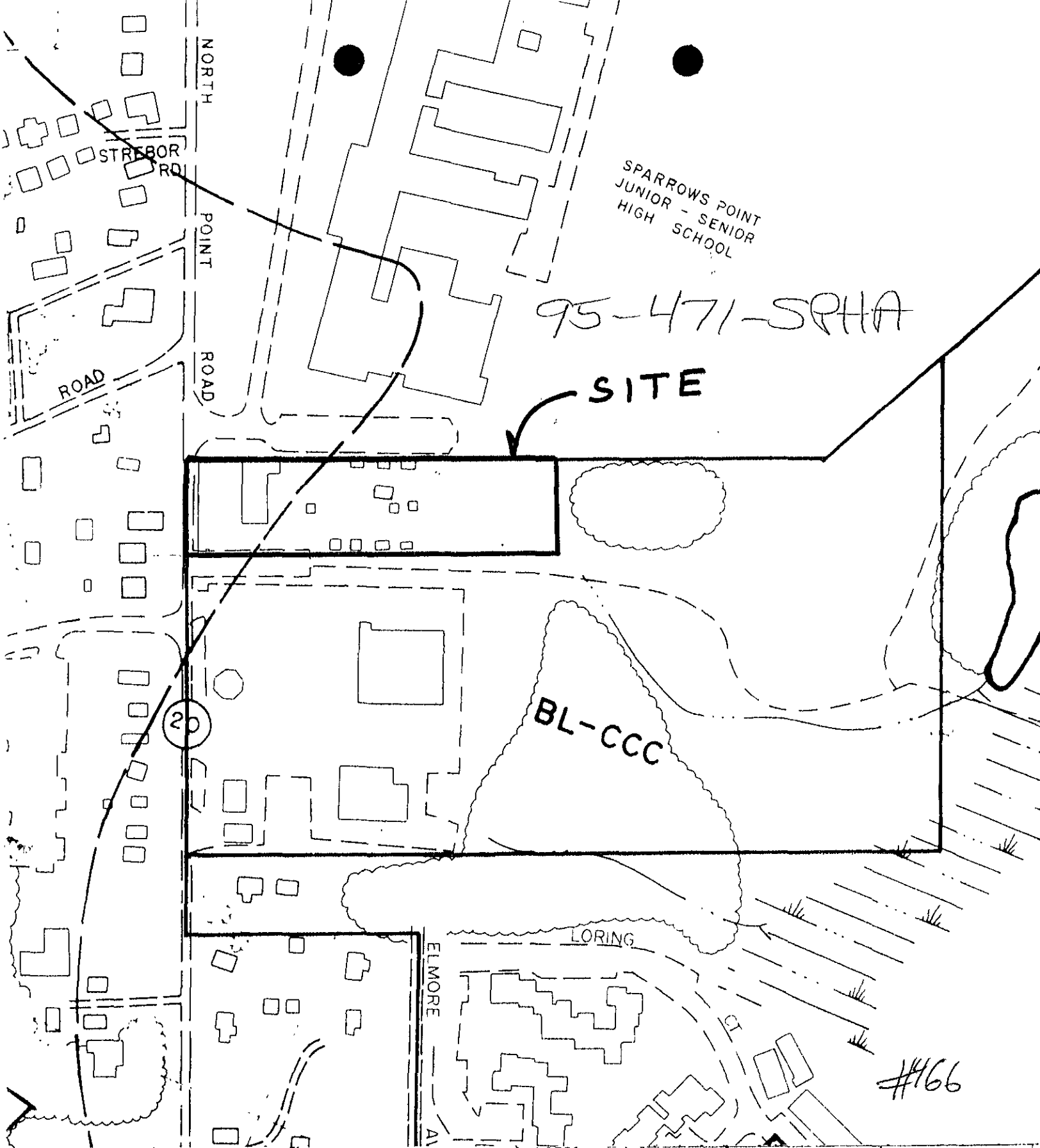
NORMAN R. STONE JR ATT-ly  
Steve Brayley  
Albert Palchen

6905 DUNMANWAY 21222  
4972 JENNIFER RD 21043  
6506 NORTH PINE RD 21218



Printed with Soybean Ink  
on Recycled Paper

APR 21 2004



1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

/// Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard IV*  
Chairman, County Council

SCALE

1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

NORTH POINT  
EDGEMERE

SHEET

S.E.  
6-1

July 19, 1995

To Whom It May Concern,

I have been informed of the intention of the North Point Edgemere Volunteer Fire Department to add to their existing building.

Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Terri Bjedன்பာ K

Terri Bjedன்பာ K

Print

7507 North Pt Rd.

Address

MICROFILMED

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

MR & MRS GEORGE W. SAUNDERS JR

\_\_\_\_\_  
Print

7513 NORTH POINT ROAD  
Address

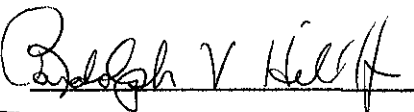
July 19, 1995

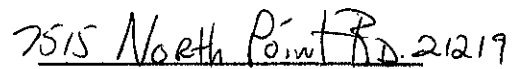
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Yours Truly,

  
\_\_\_\_\_  
Randolph V Hill Jr  
Print

  
\_\_\_\_\_  
Address

July 19, 1995

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Yours Truly,

*Melvin D. Holden*  
MELVIN D HOLDEN

7521 NORTH POINT RD  
Print

Edm 21219  
Address



July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Melvin B. Pike

MELVIN B. PIKE

Print

7523 North point Rd.

Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Anna M Darby

ANNA M Darby

Print

7625 North Point Rd

Address

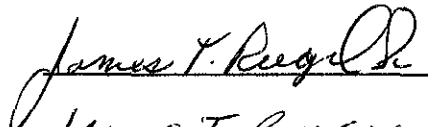
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Yours Truly,

  
JAMES T. RIBBEL  
Print

7525 NORTH Point Rd  
Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Mary A. Riegel  
MARY A RIEGEL  
Print

7525 North Point Rd  
Address


July 19, 1995

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Yours Truly,



RICHARD BROWNE  
Print

2861 Ledge Farm RD. 21219  
Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Catherine M. Ninkle

Catherine M. Ninkle  
Print

2861 Lodge Farm Rd  
Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,



Eleanor Bowser

Print

7300 D N. Pt. Rd.

Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

---

PAUL BAUER

Print

---

7738 North Point Rd.

Address



July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

BILL ROTH

Print

7110 MARTHA AVE

Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Kris Anderson  
Kris Anderson  
Print

9006 Miles Island  
Address Block.

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Leslie C. Cree

Leslie Cree

Print

1114 Seafair ML Dr.

Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Joan M. Maute  
Joan M. Maute  
Print

2880 "J." Nathaniel Way  
Address


July 19, 1995


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Yours Truly,

  
\_\_\_\_\_  
JOHN F. MATHIS JR  
Print

  
\_\_\_\_\_  
Address

July 19, 1995

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Yours Truly,

KENT WHITEFORD

3015 RITCHIE AV.

Print

BALT. MD 21214

Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

E. Dickinson

E. DICKINSON

Print

8000 Dogwood Rd #3

Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Patricia Jackson  
Patricia Jackson  
Print

3-B Loring Ct  
Address



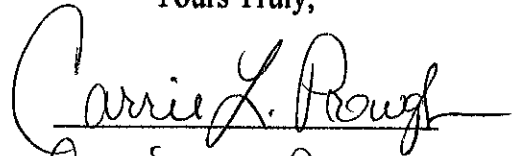
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Yours Truly,

A handwritten signature in cursive script that reads "Carrie L. Prough". The signature is written in dark ink and is positioned above the printed name.

Carrie L. Prough  
Print

8800 Millers Island Rd.  
Address  
Millers Island MD.  
21219

July 19, 1995

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Yours Truly,

Howard Prough

Howard Prough

Print

8800 Millers Island Rd.

Address

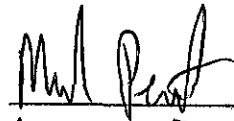
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Yours Truly,

  
\_\_\_\_\_  
Michael Pennington  
Print

10 Waterview Rd  
Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Ron Thompson

Ron Thompson

Print

7713 Wynbrook Rd

Address

21224

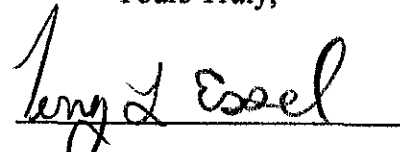
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Yours Truly,



Terry Essel  
Print

6922 Rivardrive Rd  
Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Rebecca Kline  
Rebecca KLINE  
Print

1822 R.W.M. DR. RD  
Address 21219

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Chas. Schoenberg

Chas. Schoenberg

Print

2419 Ketchikan Ave

Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Angela Middleton  
Print

1959 St Claire Lane  
Address



July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Mike Gilliam  
Print

4300 Kewwood Ave  
Address

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Jim Hassan

JIM HASSAN  
Print

6703 RIVERVIEW  
Address RD.

July 19, 1995

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Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

John Armstrong  
John Armstrong  
Print

4012 St. Monica Dr.  
Address

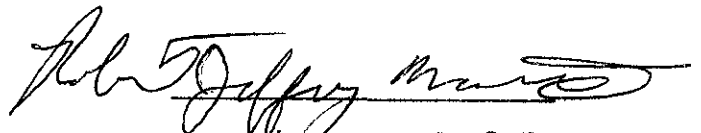
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Yours Truly,

A handwritten signature in cursive script, appearing to read "Robert Jeffrey Martell".

ROBERT JEFFREY MARTELL

Print

2501 LAKEVIEW AVE

Address

July 19, 1995

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Yours Truly,

Cefeste Cross  
Cefeste Cross

Print

8708 Wise Ave.

Address

Balto. 21222


July 19, 1995

To Whom It May Concern,

I have been informed of the intention of the North Point Edgemere Volunteer Fire Department to add to their existing building.

Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

  
Gary Loughry  
Print

7916 St. Bridget La.  
Address

July 19, 1995

To Whom It May Concern,

I have been informed of the intention of the North Point Edgemere Volunteer Fire Department to add to their existing building.

Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Phillip Denrow

PHILIP DENROW

Print

2914 WELLS AVE BALTO

Address

MD.  
21219

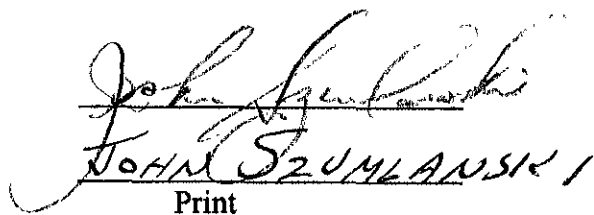
July 19, 1995

To Whom It May Concern,

I have been informed of the intention of the North Point Edgemere Volunteer Fire Department to add to their existing building.

Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

  
JOHN SZUMANSKI  
Print

2007 RIVER DR. RD.  
Address



July 19, 1995

To Whom It May Concern,

I have been informed of the intention of the North Point Edgemere Volunteer Fire Department to add to their existing building.

Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

Donald B. Kelly Jr.

Donald B. Kelly Jr.  
Print

C KROFT LANE - BALTO, 21219  
Address

July 19, 1995

To Whom It May Concern,

I have been informed of the intention of the North Point Edgemere Volunteer Fire Department to add to their existing building.

Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

A handwritten signature in cursive script, appearing to read "Michael Taylor".

MICHAEL TAYLOR  
Print

4307 LIBS LANE  
Address

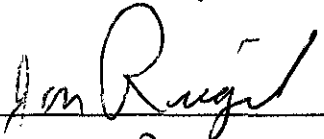
July 19, 1995

To Whom It May Concern,

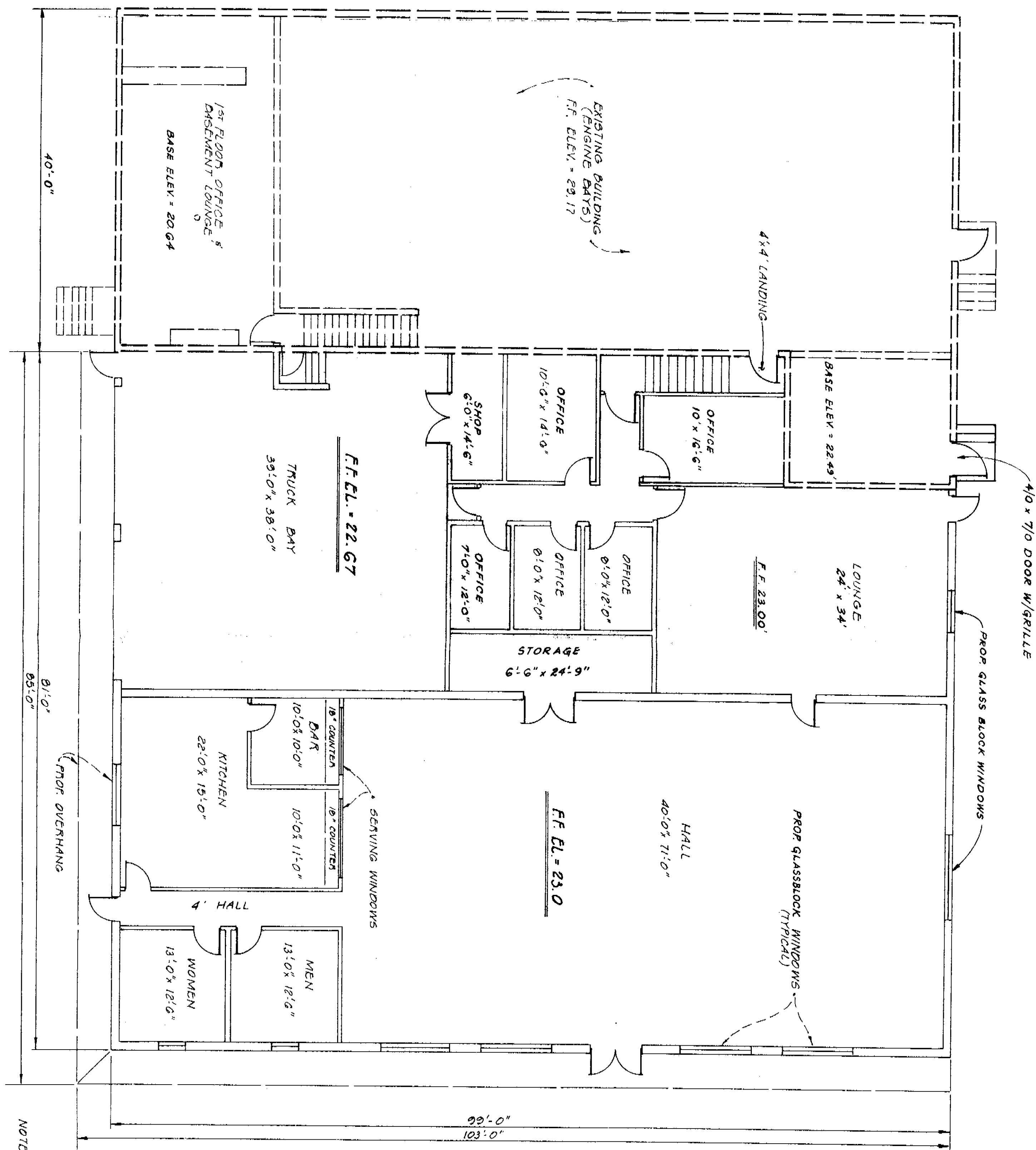
I have been informed of the intention of the North Point Edgemere Volunteer Fire Department to add to their existing building.

Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

  
\_\_\_\_\_  
Jon Riegel  
\_\_\_\_\_  
Print

7317 N. DAKOTA AVE  
\_\_\_\_\_  
Address



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NOTE: ROOM DIMENSIONS SHOWN ARE  
SCALD FROM PLAN.

95-471-SQHA

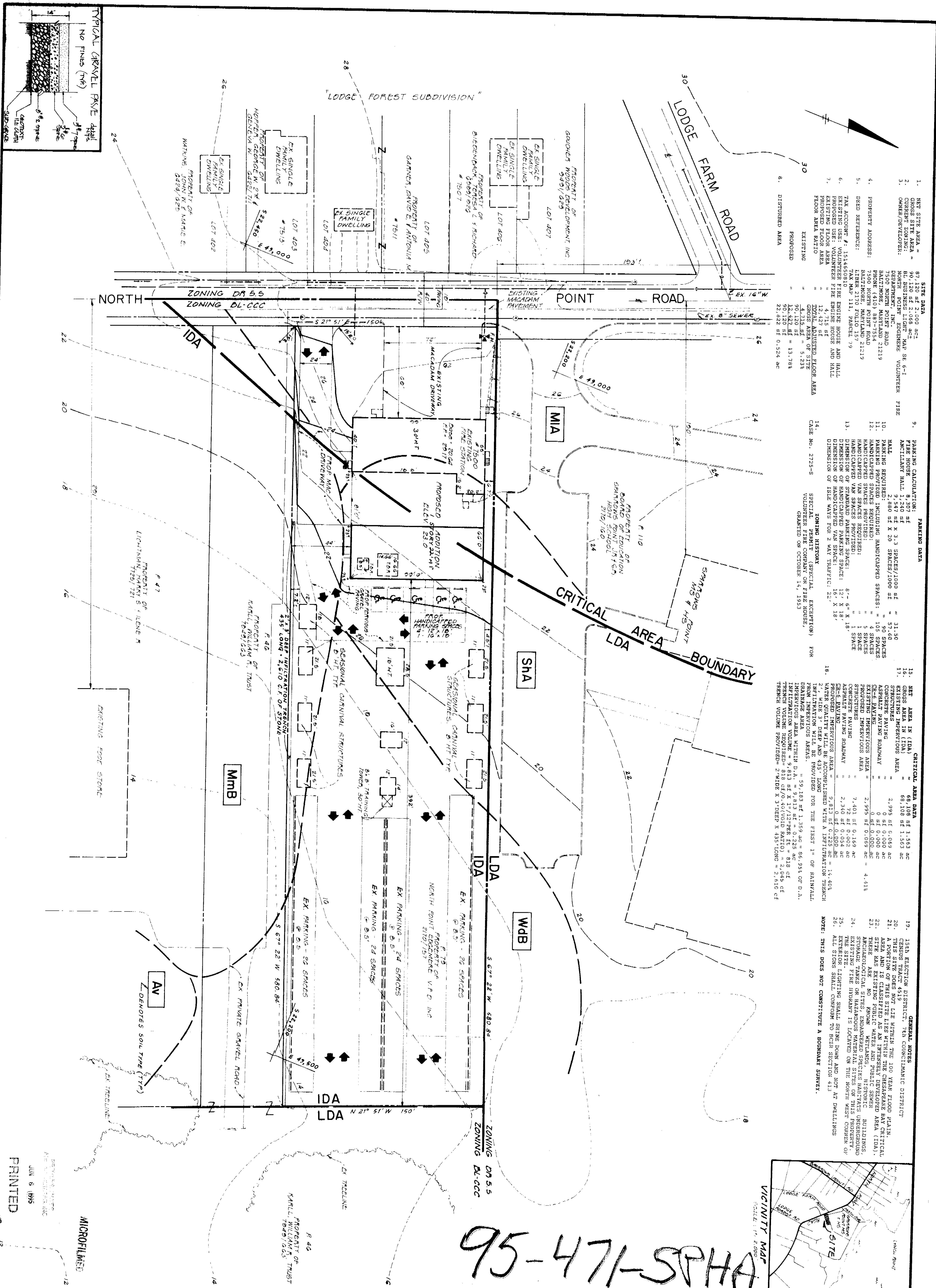
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MICROFILMED  
JUN 7 1995  
PRINTED

SHEET		2		OF		3	
NORTH POINT-EDGEMERE V.F.D., INC. 7500 NORTH POINT ROAD 15 TH. COUNCILMATIC DISTRICT BALTIMORE COUNTY, MD.							
PROJECT:				DATE: 11-2-94			
SCALE: NOTED				DWG. BY: R.H.			
NO.				DATE			
1				12/15/94			
2				FLOOR PLAN			
3				PURPOSE			
4				REVISIONS			
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**BHA**  
**BROYLES, HAYES AND ASSOCIATES, INC.**  
 Engineers • Land Planners • Surveyors  
 4322 LORIMER ROAD • ELLICOTT CITY, MD 21043-6836  
 PHONE (410) 747-5600 • FAX (410) 747-2862

STEVEN K. BROYLES  
 MD. P.E. No. 14429





**NORTH POINT - EDMERE V.F.D., INC.**

7500 NORTH POINT ROAD

15 TH. COUNCILMATIC DISTRICT- 15 TH ELECTION DISTRICT- BALTIMORE COUNTY, MD.

**PROJECT:** SITE PLAN TO ACCOMPANY ZONING SPECIAL HEARING AND VARIANCE

**DATE:** 6-6-95

**SCALE:** 1" = 30'

**DWG. BY:** AB/RH

NO.	DATE	PURPOSE
-----	------	---------

## REVISIONS

# BIA

**BROYLES, HAYES AND ASSOCIATES, INC.**

Engineers • Land Planners • Surveyors  
4972 ILCHESTER ROAD • ELLICOTT CITY, MD 21043-6838  
PHONE (410) 747-5500 • FAX (410) 747-2952



STEVEN K. BROYLES  
MD PE N° 14428



IN RE: PETITIONS FOR SPECIAL HEARING, \* BEFORE THE  
SPECIAL EXCEPTION & VARIANCE \* ZONING COMMISSIONER  
E/S North Point Rd., 153 ft. S of \*  
c/1 Lodge Farm Road \* OF BALTIMORE COUNTY  
7500 North Point Road \*  
15th E. section District \* Case No. 95-471-SHXA  
7th Councilmanic District \*  
North Point Edgemere Volunteer \*  
Fire Dept., Inc., Petitioner \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner on Petitions for Special Hearing, Special Exception and Variance for the property located at 7500 North Point Road in eastern Baltimore County. The Petition is filed by the North Point/Edgemere Volunteer Fire Department, Inc., property owner. Special Hearing relief is requested to amend the approval/Order in case No. 2725-S for the volunteer fire company or fire house to allow an expansion of the existing facility and to approve the current site plan, in absence of a site plan from that case. Relief in that case was granted on October 14, 1953. Special Exception relief is requested to approve the current site plan for a volunteer fire department or fire house on the subject property. Several variances are sought. They include variances from:

- (1) Section 232.2.B of the Baltimore County Zoning Regulations (BCZR) to allow a 6.7 ft. side yard setback in lieu of the required 10 ft.,
- (2) Section 409.4 to allow driveways with direct access to parking spaces in lieu of the required aisles,
- (3) Section 409.8.A.2 to allow a gravel and grass parking area in lieu of the required dustless durable surface; and,
- (4) Section 409.8.A.6 to not require striping the parking lot.

All of the subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 2, the plat to accompany the Petitions for Special Hearing, Special Exception and Variances.

Appearing at the requisite public hearing held for this case was Chief Albert Palcher of the North Point/Edgemere Volunteer Fire Department. Also present was Steven K. Broyles, P.E., who prepared the site plan marked as Petitioner's Exhibit No. 2. The Petitioner was represented by Norman R. Stone, Jr., Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject property is 2.000 acres in net area and is zoned B.L. The property is located in the North Point/Edgemere section of Baltimore County. Immediately to the north of the site is the Sparrows Point High School and Middle School. To the south of the site is a shopping center. Several residences face the site across North Point Road.

The property has been owned by the North Point/Edgemere Volunteer Fire Department, Inc. for many years. Apparently, it was purchased by that organization in the early 1950s. In October of 1953, zoning relief was granted for the construction of a fire hall. The building was constructed shortly thereafter and the property has been used in this manner since that time. Further testimony offered was that the volunteer fire company has outgrown the building area. It was noted, for example, during fund raisers that much of the emergency equipment had to be moved outside to provide indoor space for functions and fund raisers. Moreover, some of the newer emergency equipment which the company wishes to acquire will not fit in the old building. The present building is 6.7 ft. from the side property line, thus technically in need of a zoning variance, even if no improvements are contemplated.

Nonetheless, the Petitioner proposes constructing an addition to the side of the building. An area for fund raising/catering hall will be added as well as an additional bay to house newer and modern emergency equip-

ment. The addition, size and placement are all as shown on the site plan. When completed, the rectangular building will be 81 ft. in depth by 99 ft. in width.

A sufficient number of parking spaces to comply with the regulations are proposed. Some of the spaces are shown on the macadam portion of the lot towards the front and side of the building. However, the rear of the building will be improved with an additional parking area. That parking area will be lawn and some will be gravel. Chief Palcher and Mr. Stone indicated that traffic visiting the site at present already parks in the rear of the building. The same parking arrangement will be continued. Moreover, the company has the permission of its neighbors to utilize the shopping center parking lot and the adjacent vacant lot to park. Parking does not seem to be a problem.

The Petitioner's proposed addition enjoys the overwhelming support of the community. As noted above, there were no Protestants present and numerous letters were submitted in support of the Petition. It is clear that the fire company provides a valuable service to this community. Moreover, it is clear that the use does not adversely impact the surrounding neighborhood in any manner. It is to be particularly noted that the proposed expansion will not, in any way, alter the use of the property, merely provide the property owner with additional building area.

For all of these reasons, as set forth above, I am persuaded to grant the Petitions for Special Hearing and Special Exception. It is clear that the existing and proposed use is permitted by special exception and will not be adverse to the surrounding locale. I am persuaded that the Petitioner has satisfied all standards set forth in Section 502.1 of the BCZR.

The variances should also be granted. The side yard setback variance, as noted above, is actually needed for the existing building, as well as

the proposed addition. The proposed addition will retain a consistent building line with the same distance from the side property line. The parking variances are, likewise, justified. In this respect, it is of note that the property lies within the Chesapeake Bay Critical Area. Environmental regulations suggest a minimal amount of impervious surface to reduce runoff. Construction of a durable and dustless surface is contrary to these environmental concerns.

Based on the unique nature of this property and for the reasons set forth above, I am persuaded that the Petitioner has complied with the variance standards set forth in Section 307.1 of the BCZR and the case law. Thus, the variances shall also be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of July, 1995, that, pursuant to the Petition for Special Hearing, approval to amend the Order in case No. 2725-S for the volunteer fire company or fire house to allow an expansion of the existing facility and to approve the current site plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval of the current site plan for a volunteer fire department or fire house on the subject property, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 232.2.B of the Baltimore County Zoning Regulations (BCZR) to allow a 6.7 ft. side yard setback in lieu of the required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4 to allow driveways with direct access to parking spaces in lieu of the required aisles, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.2 to allow a gravel and grass parking area in lieu of the required dustless durable surface, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.6 to not require striping the parking lot, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated July 7, 1995.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

July 21, 1995

(410) 887-4386

Norman R. Stone, Esquire  
6909 Dunmanway  
Baltimore, Maryland 21222

RE: Petitions for Special Hearing, Special Exception and Zoning Variance  
Case No. 95-471-SHXA  
Property: 7500 North Point Road  
North Point/Edgemere Volunteer Fire Dept., Inc., Petitioner

Dear Mr. Stone:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Hearing, Special Exception and Zoning Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att:  
cc: Mr. Albert Palcher, Chief, North Point/Edgemere Vol. Fire Dept. Inc.



**Petition for Special Exception**  
to the Zoning Commissioner of Baltimore County

for the property located at 7500 North Point Road

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

A volunteer fire department or fire house and catering hall and to approve the current site plan in absence of site plan from Zoning Case 2725-S, granted on October 14, 1953.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Norman R. Stone Jr.

(Type or Print Name)

Signature

Address

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s): North Point Edgemere Volunteer Fire Department, Inc.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Norman R. Stone Jr.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name

4972 Ilchester Road

Baltimore, Maryland 21222

Phone No.

410-248-5500

City

State

Zipcode

ESTIMATED LENGTH OF HEARING

Next Two Months

ALL OTHER

REVIEWED BY: mmk DATE: 6/14/95



**Petition for Special Hearing**  
to the Zoning Commissioner of Baltimore County

for the property located at 7500 North Point Road

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve:

Amending Zoning Case Number 2725-S for Volunteer Fire Company or Fire House to allow an expansion of the existing catering hall and fire house and to approve the current site plan in absence of site plan from Zoning Case 2725-S, granted on October 14, 1953.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Norman R. Stone Jr.

(Type or Print Name)

Signature

Address

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s): North Point Edgemere Volunteer Fire Department, Inc.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Norman R. Stone Jr.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name

4972 Ilchester Road

Baltimore, Maryland 21222

Phone No.

410-248-5500

City

State

Zipcode

ESTIMATED LENGTH OF HEARING

Next Two Months

ALL OTHER

REVIEWED BY: mmk DATE: 6/14/95

ORDER RECEIVED FOR FILING  
Date: 7/14/95  
By: M. Stone

ORDER RECEIVED FOR FILING  
Date: 7/14/95  
By: M. Stone

ORDER RECEIVED FOR FILING  
Date: 7/14/95  
By: M. Stone

ORDER RECEIVED FOR FILING  
Date: 7/14/95  
By: M. Stone

ORDER RECEIVED FOR FILING  
Date: 7/14/95  
By: M. Stone





# Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 7500 North Point Road  
which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 232.2.B to allow a 6.7' side yard in lieu of the required 10', 409.4 to allow driveways with direct access to parking spaces in lieu of required aisles, 409.8.A.2 to allow a gravel and grass parking area in lieu of the required dustless durable surface and 409.8.A.6 to not require striping the parking lot. There are practical difficulties in providing: a 10' side yard because the existing building has a 6.7' side yard, handicapped spaces adjacent to the proposed building with separate aisles, paved parking because it is in the Chesapeake Bay Critical Area and striping a gravel parking lot. To not grant the variances would prohibit the project and be a hardship to the owner.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With this petition, the undersigned, legal owner(s) of the property, hereby certifies that the information provided herein is true and correct to the best of their knowledge and belief.

Legal Owner(s): North Point Edgemere Volunteer Fire Department, Inc.

Signature: *[Signature]*

Address: 7500 North Point Road

City: Baltimore, Maryland

State: MD

Zip: 21222

Phone: (410) 288-5270

Name: Norman R. Stone Jr.

Address: 6909 Dummaway

City: Baltimore, Maryland

State: MD

Zip: 21222

Phone: (410) 288-5270

Name: Steven K. Broyles P.E.

Address: 4972 Ilchester Road

City: Ellicott City, Md.

State: MD

Zip: 21043

Phone: (410) 747-5500

Name: Arnold Jablon

Address: 7500 North Point Road

City: Baltimore, Maryland

State: MD

Zip: 21222

Phone: (410) 288-5270

Name: Steven K. Broyles P.E.

Address: 4972 Ilchester Road

City: Ellicott City, Md.

State: MD

Zip: 21043

Phone: (410) 747-5500

Name: Arnold Jablon

Address: 7500 North Point Road

City: Baltimore, Maryland

State: MD

Zip: 21222

Phone: (410) 288-5270

Name: Steven K. Broyles P.E.

Address: 4972 Ilchester Road

City: Ellicott City, Md.

State: MD

Zip: 21043

Phone: (410) 747-5500

Name: Arnold Jablon

Address: 7500 North Point Road

City: Baltimore, Maryland

State: MD

Zip: 21222

Phone: (410) 288-5270

Name: Steven K. Broyles P.E.



## BROYLES, HAYES AND ASSOCIATES, INC.

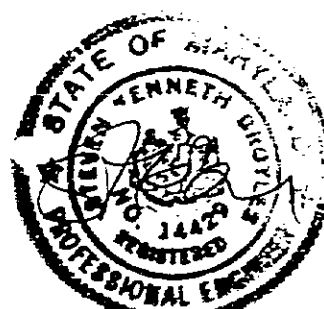
Engineers • Land Planners • Surveyors  
4972 ILCHESTER ROAD • ELICOTT CITY, MD 21043-6838  
PHONE (410) 747-5500 • FAX (410) 747-2952

ZONING DESCRIPTION OF 7500 NORTH POINT ROAD  
NORTH POINT EDMERE VOLUNTEER FIRE DEPARTMENT, INC.

JUNE 6, 1995

BEGINNING for the same at a point on the east side of North Point Road right-of-way 40' wide, at a distance of 153'± south of the center line of Lodge Farm Road right-of-way 30' wide, thence running and binding on the easter side of said North Point Road right-of-way

1. south 21 degrees 51 minutes east 150.00 feet to a point, thence leaving said road and running for the three following courses, viz:
2. north 67 degrees 22 minutes east 580.84 feet,
3. north 21 degrees 51 minutes west 150.00 feet,
4. south 67 degrees 22 minutes west 580.84 feet, to the point of beginning. Containing 2.00 acres more or less as recorded in the Land records of Baltimore County in Deed Liber 2170, folio 157. Also Known as 7500 North Point Road and located in the 15th Election District. This description does not constitute a boundary or field survey and is only for the purposes of a zoning hearing.



# 466

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 122 Date of Posting: 7/1/95

Posted for: Special Hearing, Variance, 15th Election District

Petitioner: N. Point Edg. Vol. Fire Dept.

Location of property: 7500 N. Point Rd., FA

Location of Sign: 7500 N. Point Rd., on property, beside road

Remarks: [Blank]

Posted by: [Signature] Date of return: 7/1/95

Number of Signs: 1

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #95-471-SPHA (Item 466)  
7500 North Point Road  
S of Lodge Farm Road  
15th Election District  
7th Councilmanic  
Legal Owner(s):  
North Point Edgemere  
Volunteer Fire Department,  
Inc.  
Hearing: Thursday,  
July 20, 1995 at 9:00  
a.m. in Room 118, Old  
Courthouse.

Special Hearing to approve amending zoning case #2725-S for volunteer fire company or fire house to allow an expansion of the existing catering hall and fire house and to approve the current site plan in absence of site plan from zoning case #2725-S. Special Exception for a volunteer fire department or fire house and catering hall and to approve the current site plan in absence of site plan from zoning case #2725-S. Variance to allow a 6.7-foot side yard in lieu of the required 10 feet; to allow driveways with direct access to parking spaces in lieu of the required aisles; to allow a gravel and grass parking area in lieu of the required dustless and durable surface; and to not require striping the parking lot.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353. (2) City information concerning the file and/or hearing, please call 887-3391. (3) June 29

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/29/95

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/29/95.

THE JEFFERSONIAN,

A. Henrickson  
LEGAL AD. - TOWSON

2

TO: TOWSON PUBLISHING COMPANY  
June 29, 1995 Issue - Jeffersonian

Please forward billing to:

Norman R. Stone, Jr., Esq.  
6909 Dummaway  
Baltimore, MD 21222  
288-5270

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-471-SPHA (Item 466)

7500 North Point Road  
S of Lodge Farm Road  
15th Election District - 7th Councilmanic

Legal Owner(s): North Point Edgemere Volunteer Fire Department, Inc.  
HEARING: THURSDAY, JULY 20, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve amending zoning case #2725-S for volunteer fire company or fire house to allow an expansion of the existing catering hall and fire house and to approve the current site plan in absence of site plan from zoning case #2725-S. Special Exception for a volunteer fire department or fire house and catering hall and to approve the current site plan in absence of site plan from zoning case #2725-S. Variance to allow a 6.7-foot side yard in lieu of the required 10 feet; to allow driveways with direct access to parking spaces in lieu of the required aisles; to allow a gravel and grass parking area in lieu of the required dustless and durable surface; and to not require striping the parking lot.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 22, 1995

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-471-SPHA (Item 466)

7500 North Point Road  
S of Lodge Farm Road  
15th Election District - 7th Councilmanic

Legal Owner(s): North Point Edgemere Volunteer Fire Department, Inc.  
HEARING: THURSDAY, JULY 20, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve amending zoning case #2725-S for volunteer fire company or fire house to allow an expansion of the existing catering hall and fire house and to approve the current site plan in absence of site plan from zoning case #2725-S. Special Exception for a volunteer fire department or fire house and catering hall and to approve the current site plan in absence of site plan from zoning case #2725-S. Variance to allow a 6.7-foot side yard in lieu of the required 10 feet; to allow driveways with direct access to parking spaces in lieu of the required aisles; to allow a gravel and grass parking area in lieu of the required dustless and durable surface; and to not require striping the parking lot.

Arnold Jablon  
Director  
Department of Permits and Development Management

cc: North Point Edgemere Volunteer Fire Department, Inc.  
Steven K. Broyles, P.E.  
Norman R. Stone, Jr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 13, 1995

Norman R. Stone, Esquire  
6909 Dummaway  
Baltimore, Maryland 21222

RE: Item No.: 466  
Case No.: 95-471-SPHA  
Petitioner: N. Point Edgemere  
Volunteer Fire Dept.

Dear Mr. Stone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 466 (HJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

RECEIVED  
JUN 28 1995

My telephone number is 410-333-1350

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management July 7, 1995

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #466 - North Point-Edgemere VFD, Inc.  
7500 North Point Road  
Zoning Advisory Committee Meeting of June 26, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Redevelopment of the property which is in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) shall use Best Management Practices (BMP's) which reduce pollutant loadings by 10% of the on-site level prior to redevelopment.

JLP:KK:sp

c: Mr. Albert Palcher, Chief  
North Point-Edgemere VFD  
7500 North Point Road  
Baltimore, MD 21219

NORTHPT/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: June 26, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 7500 North Point Rd.

INFORMATION:

Item Number: 466

Petitioner: North Point Edgemere Volunteer Fire Dept

Property Size:

Zoning: BL

Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the requested special hearing, staff defers to the position of the Department of Environmental Protection and Resource Management regarding the appropriateness of the applicant's request.

Prepared by: *Jeffrey W. Jones*

Division Chief: *John J. Delle*

PK/JL

ITEM466/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND  
Inter-Office Memorandum

DATE: June 16, 1995

TO: File

FROM: Mitchell J. Kallman  
Planner II, PDM

SUBJECT: Item #466  
7500 North Point Road

Petitioner is a volunteer fire company and is, therefore, exempt from fees. There is no receipt in the file.

MJK:scj

PETITION PROBLEMS  
AGENDA OF JUNE 26, 1995

#451 — MJK

1. No legal owner listed on petition form.
2. No address or telephone number for protestants.
3. Zoning listed on petition form does not agree with zoning on front of folder (D.R.-5.5 on petition form; D.R.-5.5, D.R.-10.5, D.R.-16, D-2 listed on folder).

#452 — JLL

1. Petitioner's copy of receipt is still in folder.

#454 — RT

1. No special hearing fee charged to amend the FDP.
2. Need attorney.

#455 — MJK

1. No telephone number for legal owner.

#456 — JRA

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#457 — MJK

1. No telephone number for legal owner.

#459 — MJK

1. Need title of persons signing for legal owner.
2. No telephone number or address for representative to be contacted.

#461 — JLL

1. No review information on bottom of petition forms.
2. No practical difficulty or hardship listed on variance petition.

#465 — CAM

1. No review information on bottom of petition form.
2. No item number on petition form.
3. No legal owner signature, typed name, address, or telephone number.
4. No name or telephone number of representative to be contacted.

#466 — MJK

1. No telephone number for legal owner.

FOR  
STEVE  
BROYLES  
Effective: 21 Oct. 89

PARKING REQUIREMENTS FOR USES  
NOT ENUMERATED UNDER SECTION 409 B.C.Z.2.

Under the authority of Section 409.6.A. the following guidelines have been formulated so that this matter can be handled consistently.

409.6.A. GENERAL REQUIREMENTS - THE STANDARDS SET FORTH BELOW SHALL APPLY IN ALL ZONES UNLESS OTHERWISE NOTED. Where the required number of off-street parking spaces is not set forth for a particular type of use, the Zoning Commissioner shall determine the basis of the number of spaces to be provided. When the number of spaces calculated in accordance with this subsection results in a number containing a fraction, the required number of spaces shall be the next highest whole number.

VOLUNTEER FIRE COMPANIES

Section 409.6 Required Number of Parking Spaces does not specifically list Volunteer Fire Company & Hall; because it is in fact several different uses; each of which have different intensities of parking requirements.

In addition to the site plan, a scaled drawing showing the square footage and interior layout of the various uses within the building should be submitted including the following calculations:

TYPE OF USE	MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES
HALL - that area of the facility which is actually devoted to seating, eating, dancing, drinking and other similar public entertainment uses	20 per 1,000 square feet of gross floor area
ANCILLARY HALL USES - including but not limited to small meeting rooms, rest rooms, coat rooms, kitchen, storage, foyers, hallways and entrance areas	3.3 per 1,000 square feet of gross floor area
FIRE HOUSE - including but not limited to apparatus bays, sleeping, training, rest rooms, kitchens, office, storage, foyers, hallways and entrance areas	3.3 per 1,000 square feet of gross floor area



BROYLES, HAYES AND ASSOCIATES, INC.

Engineers • Land Planners • Surveyors  
4972 ILCHESTER ROAD • ELLICOTT CITY, MD 21043-6838  
PHONE (410) 747-5500 • FAX (410) 747-2952

June 7, 1995

Mr. Arnold E. Jablon, Director  
Office of Zoning Administration and Development Management  
Office of Planning & Zoning  
Baltimore County Government  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Zoning Special Hearing, Special Exception & Variance  
North Point Edgemere Volunteer Fire Department, Inc.  
7500 North Point Road  
7712 sf Addition To Existing Engine House and Hall

STATEMENT OF JUSTIFICATION

We are requesting a Zoning Special Hearing and or a Zoning Special Exception and necessary Zoning Variances, on behalf of North Point Edgemere Volunteer Fire Department, Inc.

We are requesting a Zoning Special Hearing to amend Case number 2725-S for a Volunteer Fire Company or Fire House to allow expansion of the existing fire house and catering hall and to approve the current site plan in absence of a site plan from Zoning Case 2725-S granted on October 14, 1953. We are also requesting a Zoning Special Exception for a volunteer fire engine house and catering hall and to approve the current site plan in absence of a site plan from Zoning Case 2725-S granted on October 14, 1953.

The proposed 7712 square feet addition is to relocate the hall, provide handicapped access to the new facility, provide two new engine bays which would be taller to accommodate new equipment and provide offices and a member lounge.

The American Disabilities Act which became effective July 1992 requires that all business or public facilities provide access to developmentally disabled individuals. The proposed expansion would construct a new hall and engine bay with barrier free access and a handicapped accessible route to handicapped parking spaces, a public necessity that this facility does not have at this time. The existing hall utilizes the existing engine bays and the trucks are parked out on the lot during functions, a burdensome task that creates logistical problems during emergency calls. This inconvenience is necessary for the fire department to raise funds to provide essential protection to the public at large.

June 6, 1995  
Mr. Arnold Jablon  
North Point Edgemere Volunteer Fire Department, Inc.  
Page 2

The Zoning Variances being requested are from:

1. Section 232.3.b to allow a 6.7' side yard in lieu of the required 10' side yard adjacent to DR 5.5 zoned property. There is a practical difficulty in the location of the existing building with a existing 6.7' side yard, which the addition must connect to. In order to provide a structure of adequate size and provide adequate ingress and egress the existing 6.7' side yard must be maintained. The adjacent property at this side yard is Sparrows High School and the school building is 126' north of the fire department property line.

2. Section 409.4 to allow vehicular travel ways in off street parking facilities with direct access to five handicapped parking spaces along the east or rear of the building in lieu of these spaces having aisles of there own. There is a practical difficulty in not having these spaces enter from the travel way. The proposed building is 50' away from existing accessory structures on the site this allows just enough space to have one row of parking spaces 18' long, a 22' wide aisle and a 6' set back from the building.

Strict enforcement of this regulation would eliminate all but the handicapped spaces and the accessible route which is required by BOCA and ANSI Codes and would be a hardship to the operation of the fire company.

3. Section 409.8.A.2 to allow a washed gravel and existing grass parking area in lieu of the required dustless durable surface. There is a practical difficulty since this site lies in the Chesapeake Bay Critical Area Protection Zone. This variance is being requested to reduce impervious surfaces in the spirit intent of Chesapeake Bay Critical Area Regulations. The proposed site has 14.40% impervious surface and is in a Chesapeake Bay Critical Area 88 requires that the post development keystone pollutant loading be reduced to 10% less than the existing condition. If the entire parking area was paved this pollutant reduction would be impossible on this site. The grass area parking is normally for hail events and is not a intensive daily activity. The grass parking area is primarily a Woodstown soil which is a sandy deep moderately well drained soil and suitable for light parking of passenger cars. Furthermore North Point Edgemere V.F.D. has a successful history of using this area for parking and a annual carnival since the 1950's.

Strict enforcement of this regulation would eliminate all but five of the required parking spaces which would be a hardship to the operation of the fire company since the expansion would not be allowed or feasible.

MICROFILMED

# 466



Zoning Variances Continued

Strict enforcement of this regulation would be impossible with a gravel or turf parking lot and would be a hardship to the operation of the fire company.

Granting this special hearing and variances would be within the spirit and intent of the Baltimore County Zoning Regulations.

Very truly yours,

SKB: amb  
jobs1995\npvpfzon1.req

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME \_\_\_\_\_

ADDRESS

N. 2 mi. And R. Stone Jc Atty 6905 DUNMUNWAY 21222  
Stone R. L. 20722 20722 20722 20722  
Albert Palcher 6506 N. 2 mi. And R. Stone Jc

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To Whom It May Concern,

July 19, 1995

I have been informed of the intention of the North Point Edgemere Volunteer Fire Department to add to their existing building.

Knowing that they are a vital part to the protection of life and property in my community and that this addition will increase their ability to hold fund raising events to support their services, I have no objection to this addition.

Yours Truly,

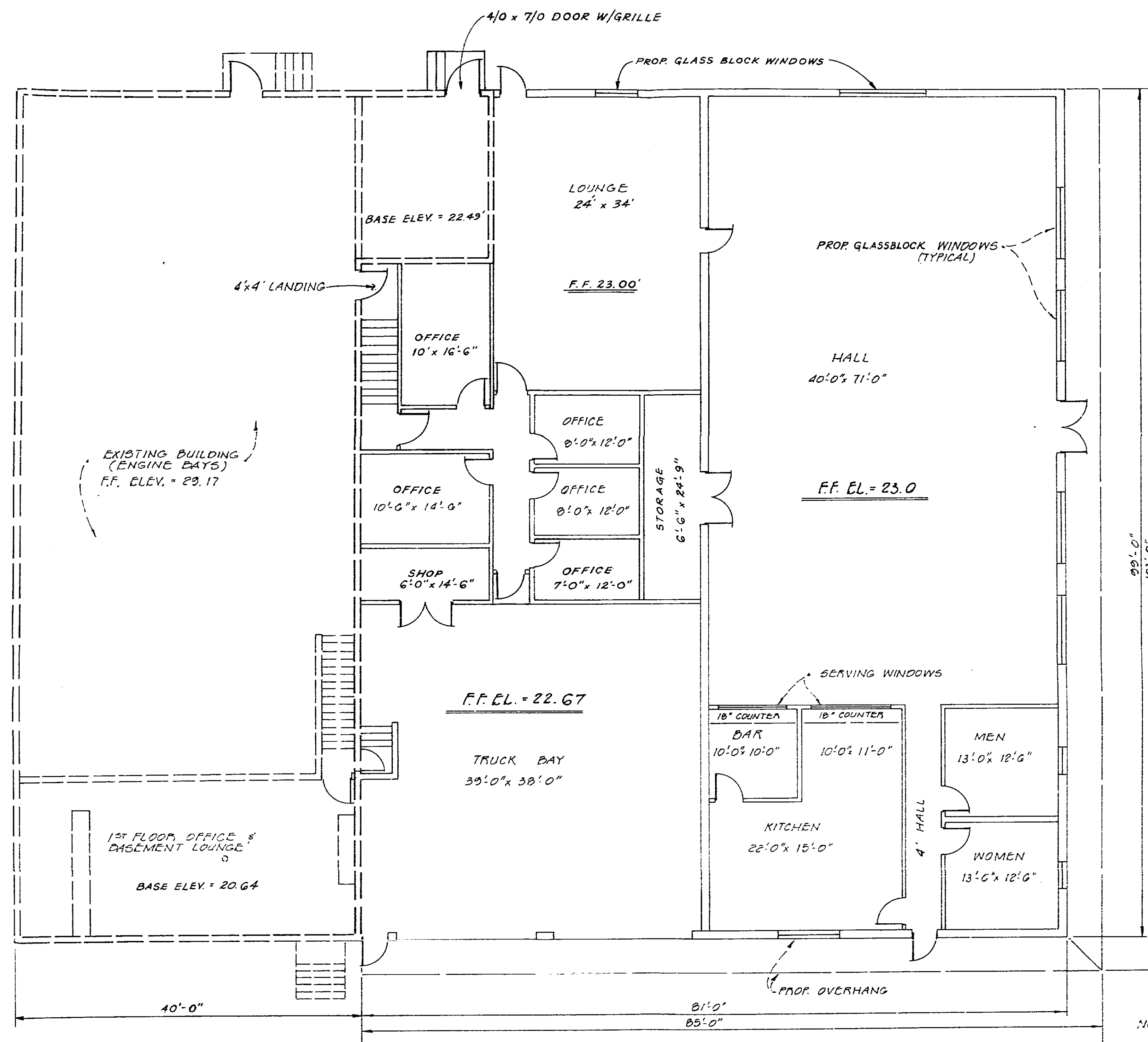
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Print  
7507 North Pt Rd  
Address











**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NOTE: ROOM DIMENSIONS SHOWN ARE  
SCALED FROM PLAN.

# 466  
BROYLES, HAYES  
AND ASSOCIATES, INC.  
JUN 7 1995  
PRINTED

95-471-SQ-HA

<b>B-H</b> <b>BROYLES, HAYES AND ASSOCIATES, INC.</b> <small>Engineers • Land Planners • Surveyors</small> <small>4872 LICHETER ROAD • ELICOTT CITY, MD 21043-8838</small> <small>PHONE (410) 747-8800 • FAX (410) 747-2852</small>		<small>STEVEN K. BROYLES</small> <small>MD. P.E. No. 14429</small>																								
<b>NORTH POINT - EDMERE V.F.D., INC.</b> 7500 NORTH POINT ROAD BALTIMORE COUNTY, MD 15 TH. COUNCILMATIC DISTRICT																										
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